
City of Seattle
Office of Housing
2004 REPORT OF ACCOMPLISHMENTS

2004



City of Seattle

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Mayor

Seattle Office of Housing

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Director

Seattle City Council

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Prepared by the Seattle Office of Housing
and Steeple-Jack Consulting

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Dear Friend:

The last several years have been economically challenging for our city, our region, and our nation. With budgets tight and people needing services more than ever, I focused my work around four priorities: get Seattle moving, keep our neighborhoods safe, create jobs and opportunity, and build strong families and healthy communities.



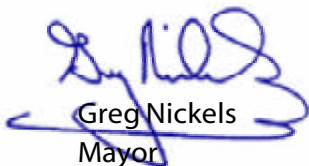
Housing is one of our most basic human needs, and we have been working hard to help our people meet those needs. Whether it's moving homeless people into secure housing, creating more affordable housing opportunities, or supporting home buying programs, having housing is essential to building strong families and healthy communities.

Through the Office of Housing:

- We've helped young families get the chance to own their own home. First time homebuyers - who might otherwise have to leave our community - can benefit from the long-term stability that owning a home brings. And we've invested in weatherization and home improvements to help low-income and elderly homeowners remain in their homes and neighborhoods.
- We've funded affordable rental housing to help the working poor and those who are just barely making ends meet find safe, stable, affordable housing and avoid the tragedy of homelessness.
- We've helped create a gateway back into the community so those who have become homeless can find a safe place to live and move toward self-sufficiency, a primary goal of the Ten Year Plan to End Homelessness.
- And we've invested millions of dollars in Seattle's neighborhoods, creating jobs and business opportunities, while leveraging City tax dollars with matching funds from federal and state sources, private lenders, and investors.

Much of our investment in housing over the last year has been made possible by the Seattle Housing Levy, which voters approved in 2002. But we've also worked beyond the levy, joining with non-profit organizations, community groups and builders to develop creative ways to support affordable housing throughout the city.

I am pleased to have this opportunity to share the 2004 accomplishments of the Seattle Office of Housing. I am pleased, as well, to have the chance to introduce Adrienne Quinn, who will serve as Director of the Office of Housing. Her experience as a respected housing attorney and as a Board member and leader at several local nonprofit housing developers makes her well-suited to lead our efforts to build community in every neighborhood.



Greg Nickels
Mayor
City of Seattle



Adrienne E. Quinn
Director
Office of Housing

² Introduction

STRONG FAMILIES, HEALTHY NEIGHBORHOODS

Affordable housing is a key ingredient for stronger families and more vibrant neighborhoods. By investing in affordable rental housing, homeownership opportunities, home improvements, weatherization and energy efficiency, and service-enriched housing for those who have been homeless, as well as by creating incentives for private developers to contribute to affordable workforce housing, the Office of Housing helps our neighbors find the housing they need and helps build community in neighborhoods around the city.

Rising rents and home prices make it difficult for many Seattle residents to afford housing. A childcare worker with two children or a single disabled adult on a fixed income earns less than 30% of the area's median income and cannot afford housing without help. A janitor or an elementary school teacher, each supporting two children, earns less than 50% of median income, and would both have difficulty affording housing in the city. Even a computer support specialist, earning almost twice that amount, would have a hard time buying a first home.

The Office of Housing funds housing developments that serve both very low-income residents and working people with modest means. These investments in affordable housing enable nurses' aides, retail clerks and other people we rely on every day to live close to where they work, minimizing their commute times and the traffic and environmental problems commuting can cause.

Seattle's affordable housing developments support the vitality of neighborhood business districts, often including retail in addition to housing, and may also include a neighborhood library branch, community center or other much-needed community facility. The construction of new housing often acts as a catalyst for other new housing and businesses in a neighborhood.

The Seattle Office of Housing builds strong and healthy communities and increases opportunities for people of all income levels to live in our city.

Economic Impact

Economists have confirmed what community leaders have known for a long time. Affordable housing, along with quality education and good transportation, is essential to sustaining job growth in our region. In addition, the design and construction of affordable housing provides a direct investment – in dollars and jobs – in our communities. In 2004, \$17.8 million in Office of Housing funding supported the construction of 475 rental housing units. This investment generated an estimated one-year local benefit of:

- \$54 million in income received by construction workers and local business owners;
- \$7 million in taxes and other revenue for local government; and
- 890 local jobs.¹

In addition, over \$2 million in weatherization and home improvements funded by the Office of Housing in 2004 translated directly into jobs and revenues for local contractors, including women- and minority-owned businesses.

Partnerships for Affordable Housing

The Office of Housing doesn't do this work alone. Seattle's public, private, and nonprofit partners have created an affordable housing network that is regarded as one of the best in the country.

With skilled nonprofit developers, affordable apartments can be built cost-effectively, with award-winning design and environmentally sustainable features, and then maintained and managed effectively over the long term. And working with a growing network of nonprofit organizations and private lenders, City homebuyer assistance programs are reaching first-time buyers throughout the city.

Partnerships with other public agencies and with private lenders and investors help the Office of Housing make the City's dollars go farther. In 2004, for every \$1 of City funding spent on development of affordable rental housing, another \$4 was leveraged from other sources, significantly increasing the amount of affordable housing created. The Office of Housing's partnership with the Seattle Housing Authority, which has committed hundreds of rental assistance vouchers to City-funded affordable housing, ensures that the City's investment serves people in the greatest need.

**In 2004,
for every
\$1 of City funding
for rental housing,
another \$4
was leveraged
from other public
and private
sources.**

¹ National Association of Home Builders, "The Local Impact of Home Building in the Seattle, Washington Metro Area," March 2004.

Affordable Housing

AFFORDABLE RENTAL HOUSING - PORTFOLIO

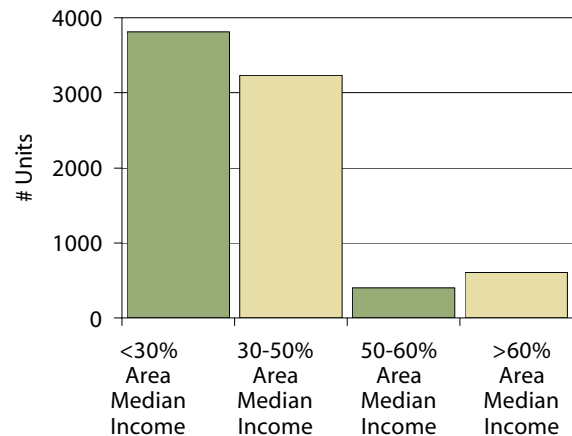
Affordable rental housing forms the backbone of Seattle's affordable housing strategy. Over the last two decades, the City has funded the production or preservation of 8,054 affordable units in 249 projects. This housing serves low-income families, seniors, low-wage working people, people with disabilities, and those transitioning out of homelessness.

This rental housing primarily serves people with severe housing needs. Nearly half the housing in Seattle's portfolio is reserved for extremely low-income households with incomes at or below 30% of Seattle's median income (\$16,350 for an individual or \$21,050 for a family of three). Another 40% of serves people earning between 30 and 50% of the Seattle median income (up to \$27,250 for an individual or \$35,050 for a family of three). The remaining housing serves other low-wage working families. Rents are kept low to give residents housing stability and free up resources for food, transportation, health care and other needs.

Seattle's affordable rental housing has been developed in almost every neighborhood, to help people all over the city. It includes a wide range of housing types – from group homes for people with developmental disabilities to studios for single people to family-sized three- and four-bedroom apartments.

This housing is developed and maintained by experienced nonprofit housing organizations. The Office of Housing monitors the housing's physical condition and makes sure that rents are kept affordable. This ongoing asset management ensures that City-funded housing is well maintained, continues to be a neighborhood asset and serves low-income residents well into the future.

Housing Unit Affordability
8054 Units

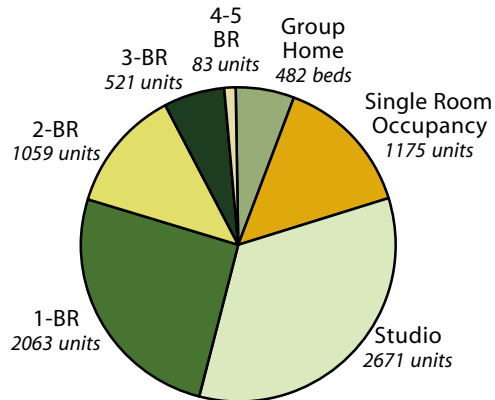


ID Village Square II *Seattle Chinatown International District Public Development Authority*

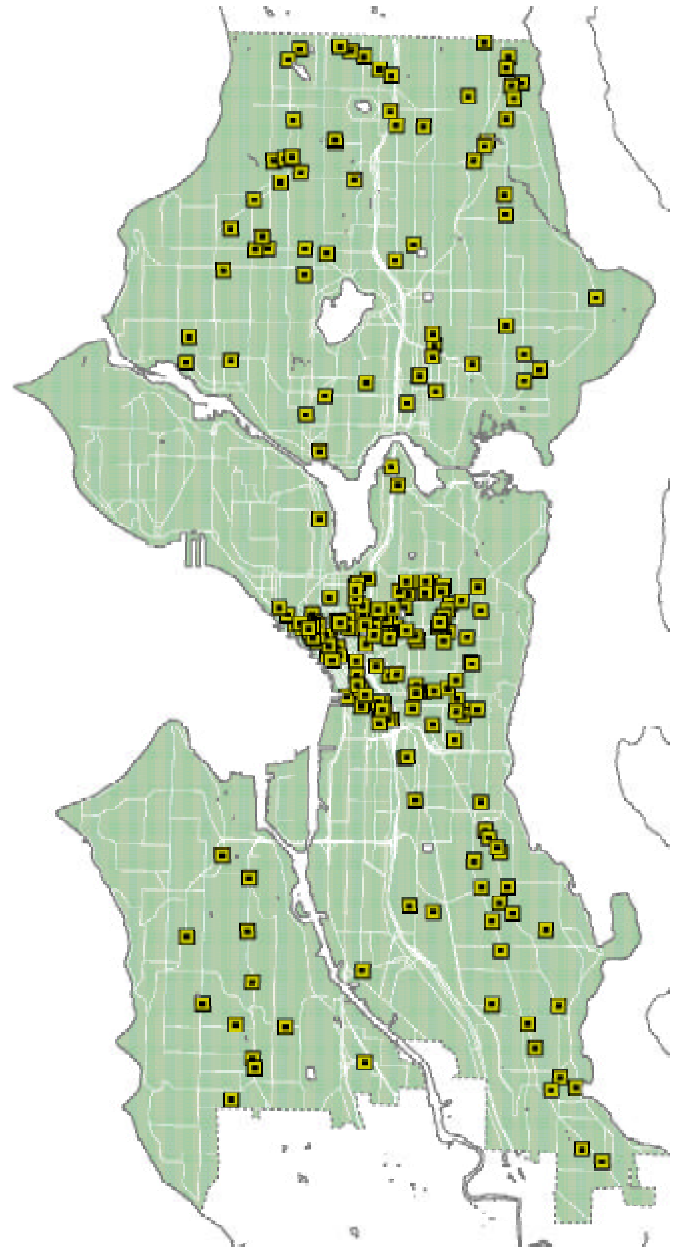


ID Village Square II, which opened in late 2004, is a real community builder. In addition to 57 affordable rental apartments for families, the complex includes a new Seattle Public Library branch as well as a 16,000 square foot Parks Department Community Center and gym. Thanks to rental assistance vouchers from the Seattle Housing Authority, units in the building are affordable to families earning less than 30% of median income.

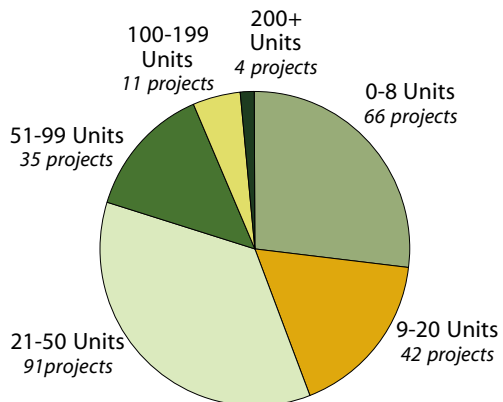
**Affordable Rental Housing
Unit Types**
8054 Units



**Affordable Rental Housing
Project Locations**
8054 Units



**Affordable Rental Housing
Project Size**
249 Projects



2004 FUNDING FOR RENTAL HOUSING PRODUCTION & PRESERVATION

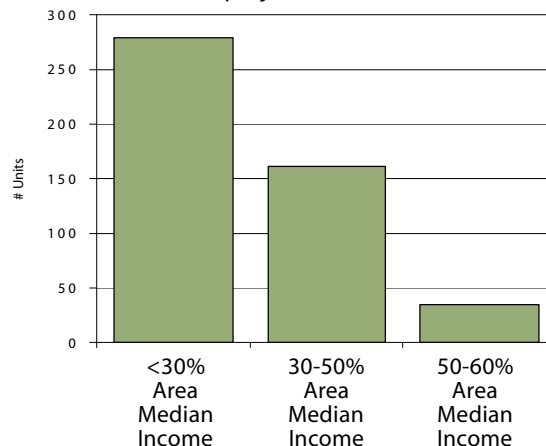
During 2004, the Office of Housing awarded \$17.8 million to 11 projects, supporting the development or preservation of 475 rental housing units. This housing is being developed by nonprofit housing organizations, and will include space for elderly residents, people with disabilities or special needs, low-income artists, and families with low-wage jobs.

Nearly 60% of the rental housing funded in 2004 (279 units) will be reserved for people earning less than 30% of median income. The other 196 units will be developed as workforce housing for people earning between 30% and 60% of median income.

The Office of Housing's funding commitments in 2004 leveraged \$4 for every dollar in City funds, for a total development cost of \$92.8 million for 11 projects. Other fund sources included the State Housing Trust Fund, the Bill and Melinda Gates Foundation's Sound Families Initiative, Federal Home Loan Bank, low-income housing tax credit equity, bank debt, tax-exempt bond financing, fundraising and other owner contributions.

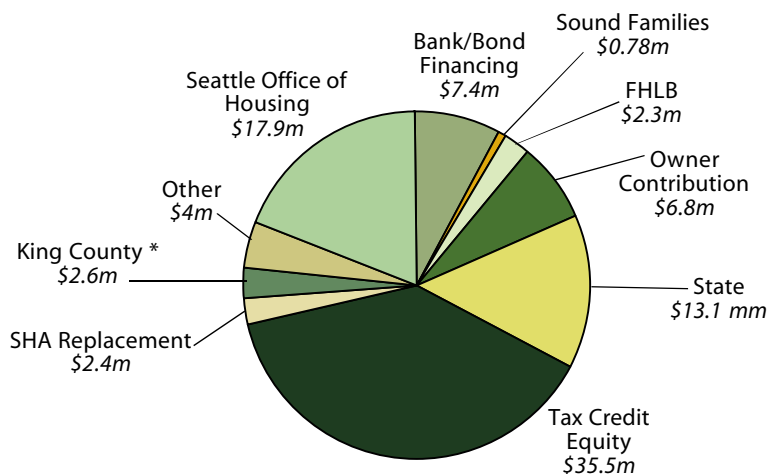
Housing Unit Affordability 2004 Funded Projects

11 projects / 475 units



Sources of Development Funding 2004 Funded Projects – Total \$92.8m

11 projects / 475 units



* King County funds include the Seattle share of document recording fees and special allocations for housing to serve mentally ill or developmentally disabled residents.

Cooper School Delridge Neighborhoods Development Association



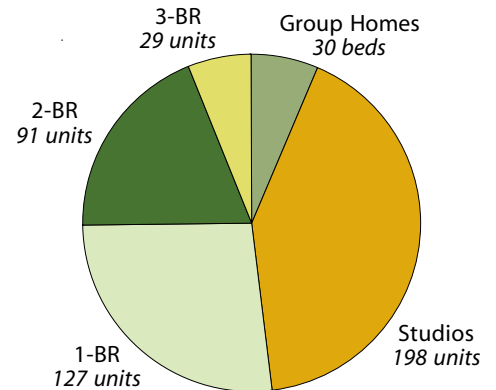
Cooper School, funded in 2004, will become a cultural hub for the Delridge neighborhood. The project, renovation of a 1917 historic school building, will include 36 live/work units for low-income artists, a performing arts theater, community space, a visual arts gallery, and offices for Seattle Kids Theatre, the Nature Consortium, a Seattle School District

HOUSING BONUS/TRANSFERABLE DEVELOPMENT RIGHTS

One unique source of leverage funds in 2004 was a \$5.3 million contribution for affordable housing by Washington Mutual in connection with the development of its new downtown headquarters. Washington Mutual purchased transferable development rights (TDR) that helped fund renovations of the Morrison Hotel and Plymouth on Stewart and, through the Housing Bonus Program, contributed to construction of new affordable workforce housing at the Gilmore Apartments and ID Village Square II. Washington Mutual's contribution also included \$1.36 million deposited to the City's TDR Bank to support future affordable housing preservation in downtown.

Unit Types 2004 Funded Units

11 projects / 475 units



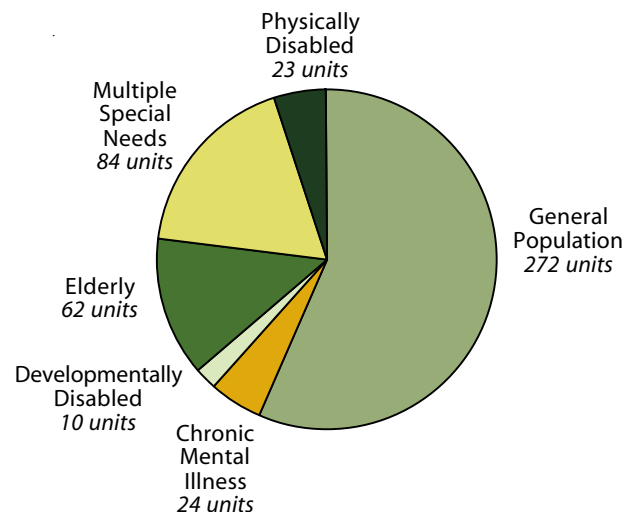
Affordable Rental Housing Funded in 2004



Note: The Dakota at Rainier Court, developed by SouthEast Effective Development, received funding from the Seattle set-aside of King County document recording fees fund to support 54 affordable family apartments.

Population Served 2004 Funded Units

11 projects / 475 units



SUSTAINABILITY

GREEN BUILDING

Building affordable housing with long-term low rents reduces the financial strain on low-income people. Building that housing “green,” that is, using environmentally sustainable materials and building practices, reduces the strain new construction puts on the environment. In many cases, environmentally sustainable building practices also result in lower utility and maintenance costs, helping building owners keep costs, and rents, low.

Over the last several years, the Office of Housing has worked with national experts and local nonprofit and public developers to create and refine a guide to the sustainable construction and maintenance of affordable housing. The City’s *SeaGreen* guide is now being used and replicated in a number of other cities and by Washington State.

Every housing development funded by the Office of Housing prepares a sustainability plan and incorporates sustainable materials and practices. Among projects funded in 2004, the Low Income Housing Institute’s Denny Park project in the South Lake Union neighborhood is notable for its sustainable design. The building’s environmentally sustainable features include durable 50-year materials for the building’s façade and roof, a roof deck stormwater collection system, low-toxic finishes, energy-efficient lighting, and a centralized hydronic heat and high-efficiency water heater system.

Denny Park is the first project in the nation to participate in the *Enterprise Green Communities Initiative Program*. *Green Communities* is a 5-year, \$550 million initiative developed by the Enterprise Foundation and the Natural Resources Defense Council to ensure smarter, healthier homes for low-income families. Denny Park’s participation in the *Green Communities* program brings national financing to assist with the project’s design and development.

DENNY PARK

Low Income Housing Institute



Denny Park, the first *Enterprise Green Communities Initiative* project, will create 50 affordable apartments in South Lake Union. The development received a \$2 million Office of Housing loan funded by the sale of surplus City-owned property in the neighborhood.

ST. CHARLES APARTMENTS

Plymouth Housing Group



The St. Charles Apartments was acquired by the nonprofit Plymouth Housing Group in 1988. In 2004 the St. Charles underwent seismic retrofit and an extensive renovation, improving the building’s heating, ventilation, electrical and mechanical systems. The St. Charles provides 65 units of housing for people transitioning out of homelessness. Thanks to HomeWise-funded improvements, Plymouth expects to save \$11,500 each year on heating costs and \$3,000 a year on electricity.

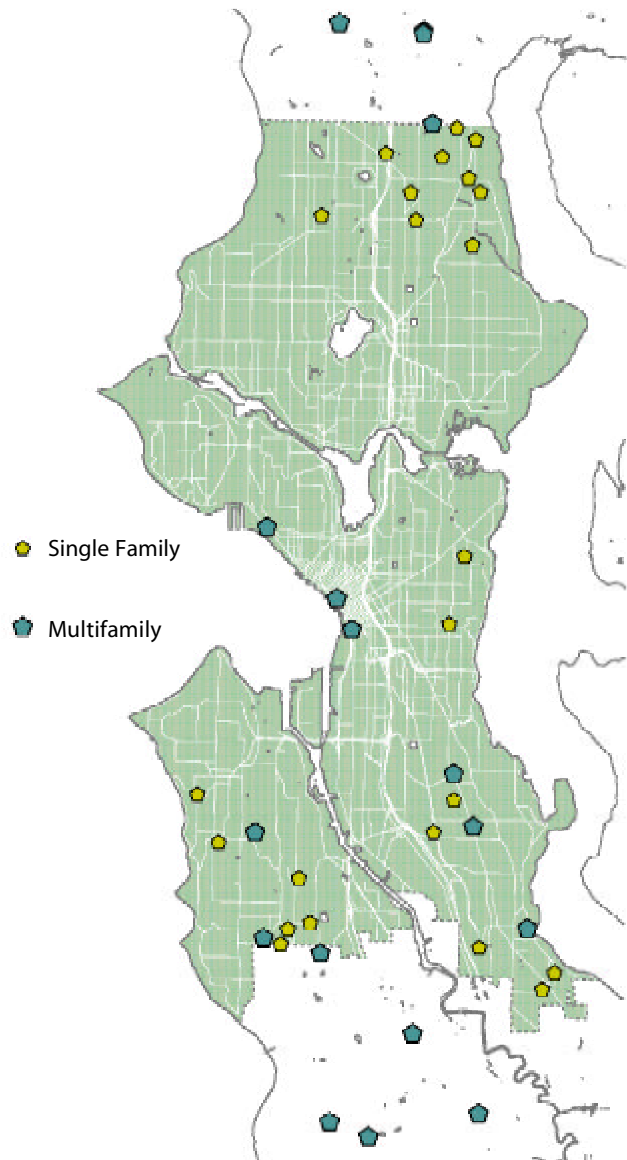
WEATHERIZATION & ENERGY CONSERVATION

The Office of Housing's HomeWise Program provides weatherization and energy conservation improvements that can reduce a household's energy consumption by as much as 40%. Using funding from Seattle City Light and the State of Washington, HomeWise conducts state-of-the-art energy audits to determine the most effective energy-saving improvements for single- and multi-family affordable housing.

HomeWise provides grants for energy conservation improvements including attic, wall, or ceiling insulation; furnace repair or replacement; window repair or replacement; lighting and ventilation upgrades; and EnergyStar refrigerator replacement. These improvements lower heating and utility bills, helping to keep housing costs low.

In 2004, the HomeWise Program provided energy conservation audits and financial assistance for 19 multifamily buildings with 931 apartments, as well as for 28 single-family rental homes.

2004 Rental Housing Weatherization Projects located throughout Seattle City Light service area *931 Apartments / 28 Single-Family Rental Homes*



Service-Enriched Housing

PORTFOLIO OF HOMELESS AND SPECIAL NEEDS HOUSING

Service-enriched housing is affordable housing that provides support to residents who have disabilities, are transitioning out of homelessness or have other special needs. Case managers help residents access services such as health care, counseling and job training and, for some programs, staff trained to deal with mental health or substance abuse problems are available on site. These services help residents remain stable in their housing and move toward self-sufficiency.

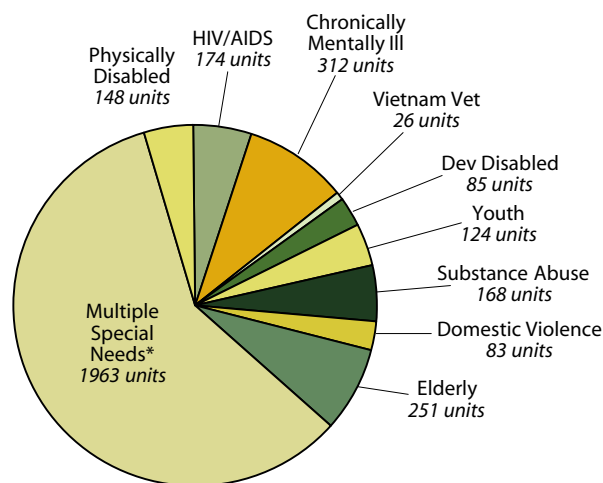
Over 40% of the rental housing funded by the Office of Housing (3,334 units) provides supportive services. Most of this housing (2,511 units) serves families and individuals who have been homeless. In 2004, the Office of Housing funded 157 service-enriched housing units; of these, 111 apartments will serve homeless adults and 46 will provide transitional housing for homeless families.

SUPPORT FOR HOUSING OPERATIONS

The people who live in service-enriched housing can afford very little in rent. As a result, rent payments are not high enough to cover the ongoing costs to maintain and operate the building. To ensure that such housing remains affordable and financially viable, the City created Operating & Maintenance (O&M) Trust Funds in the 1986, 1995, and 2002 housing levies. To date, O&M funds support ongoing operations for 549 housing units. In addition, federal Section 8 rent vouchers, administered by the Seattle Housing Authority and the U.S. Department of Housing & Urban Development (HUD), provide long-term rent support for tenants in nearly 1,500 service-enriched units, for a combined total of 2,018 units.

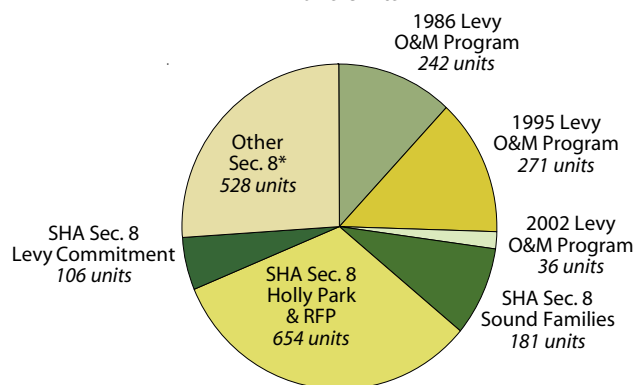
In 2004, the Office of Housing awarded O&M support to 24 service-enriched housing units. In addition, 100 homeless and/or special needs units received Section 8 assistance. (An additional 77 vouchers support housing that is not dedicated for homeless and special needs residents.)

**City-Funded
Service-Enriched Housing**
3334 Units



* Multiple special needs housing is available for homeless and/or disabled individuals and families with a range of supportive service needs.

**City-Funded Housing
With Operating Support**
2018 Units



* Other Section 8 includes Moderate Rehab and other programs administered by SHA or HUD.

SOUND FAMILIES INITIATIVE

The Bill & Melinda Gates Foundation created the Sound Families Initiative with a \$40 million commitment of housing and services funds to support families transitioning out of homelessness in King, Pierce, and Snohomish counties. The Office of Housing administers Sound Families on behalf of the Foundation. Sound Families has funded 825 housing units to date; nearly one-third are located within the city of Seattle. Of the nearly 300 families who have moved on from Sound Families housing so far, two-thirds found stable, permanent housing, and more than half increased their monthly income.

TAKING HEALTH CARE HOME

The Office of Housing and AIDS Housing of Washington are leading a statewide partnership to increase the amount of permanent supportive housing available for people who have been chronically homeless. The Taking Health Care Home initiative, overseen by the Corporation for Supportive Housing and funded by the Robert Wood Johnson Foundation, is working with city, county and state entities to realign funding to pay for services in supportive housing. The goal of the initiative is to create 300 permanent supportive housing units in King and Spokane counties. Of the 200 units to be located in Seattle, 125 are now under development. The initiative partners have also worked with State agencies to expedite Medicaid funding for chronically homeless people through a pilot program in Seattle that can be replicated throughout Washington state.

Judkins Park

*Housing Resources Group &
AIDS Housing of Washington*



Judkins Park, in Southeast Seattle, provides 16 two- and three-bedroom townhomes for low-income families. Six of the units are reserved for people with disabilities, including those living with HIV/AIDS. The project received funding from the Office of Housing, Sound Families and other sources.

Homeownership in Seattle

HOMEBUYER ASSISTANCE

The high cost of single family homes and condominiums in Seattle creates a daunting challenge for first-time homebuyers and threatens the economic vitality and diversity of the city. To provide working families the opportunity and stability that homeownership brings, the Office of Housing has developed homeownership programs in partnership with local lenders and nonprofit organizations. These programs help reduce the "affordability gap" between home prices and what these buyers can afford by providing downpayment assistance, reducing interest rates for a homeowner's mortgage, and offering financial planning and homebuyer counseling.

HOMEOWNERSHIP PARTNERSHIPS

In 2004 the Office of Housing provided funds for several innovative homebuyer programs:

House Key Plus Seattle, a partnership with the Washington State Housing Finance Commission and local lenders, was funded with a \$1.2 million commitment from the City and \$600,000 from the Commission. The program combines a below-market interest rate with a downpayment assistance loan up to \$45,000. First-time buyers can apply for loans through lenders around the city, including Bank of America, Eagle Home Mortgage, First Horizon Home Loans, Golf Savings Bank, HomeStreet Bank, Seattle Mortgage and RBC Mortgage.

HomeTown Plus, with HomeStreet Bank, offers downpayment assistance of up to \$45,000 based on need and/or helps borrowers reduce their interest rate or closing costs. The Office of Housing committed \$500,000 to this program in 2004.

Habitat for Humanity helps low-income homebuyers gain equity by helping to build their own homes. This "sweat equity" homeownership program was supported with \$675,000 in City funds in 2004. These funds will provide homeownership opportunities for 15 low income buyers in the NewHolly neighborhood.

Stellina HomeSight



With the Stellina, first-time homebuyers have the advantage of an easy commute to downtown from the comfort of a 1- or 2-bedroom condominium home in the Central Area. The Stellina features 34 condominiums starting at \$160,000 for a 2-bedroom unit. Nonprofit developer HomeSight provides homebuyer counseling and financial planning, and eligible purchasers also receive downpayment assistance and 10-year property tax exemption.

HOMEOWNERSHIP SUMMIT

In June 2004, Mayor Nickels, with Washington Mutual and Fannie Mae, convened a homeownership summit to find ways to increase homeownership in Seattle, especially among minority and working families. Participants suggested strategies the City could use to strengthen homebuyer counseling, budgeting and education programs; enhance and expand homebuyer loan programs; and provide incentives and regulatory changes to lower the cost of new housing development.

2004 HOMEBUYER ASSISTANCE PROGRAM

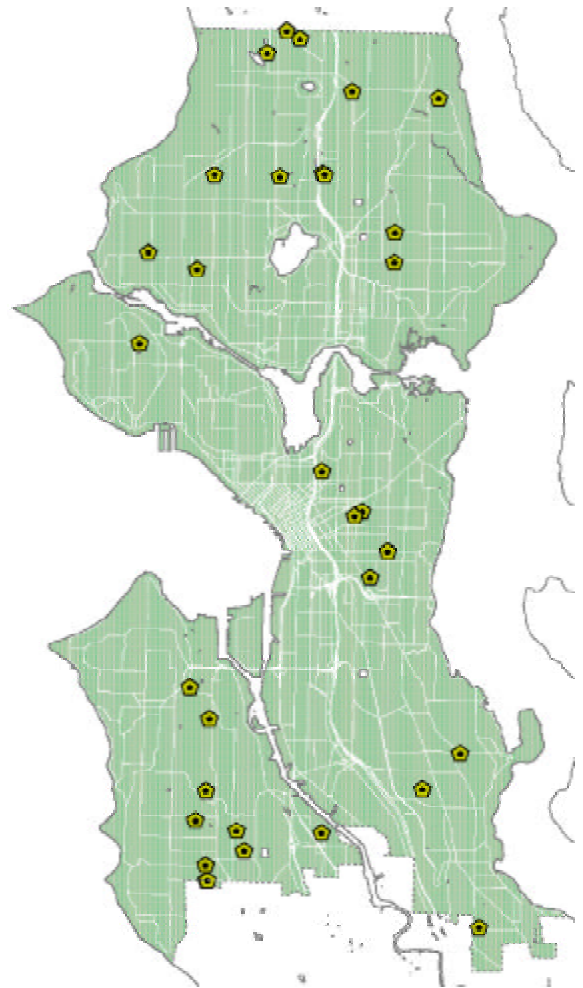
In 2004, funding from the Office of Housing helped 51 first-time homebuyers to purchase a home. City homebuyer loans averaged \$31,877 per buyer.

Of homebuyers who received loans in 2004, 70% earned between 60 and 80% of median income and 30% of buyers had incomes less than 60% of median. In addition, 30% were people of color, 24% were families with children, and 20% were female heads of household.

These homebuyers purchased homes located around the city. The homes included 52% single-family homes, 33% condominiums, and 15% townhomes. Of homes purchased, 34% were new construction.

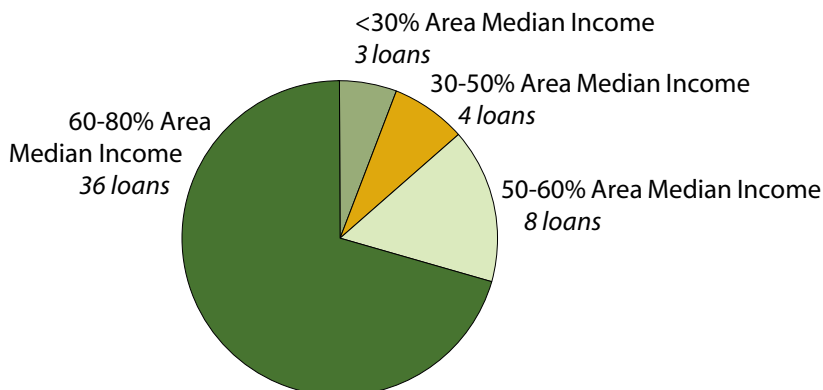
2004 Homebuyer Assistance Loans Locations of Homes

51 Loans



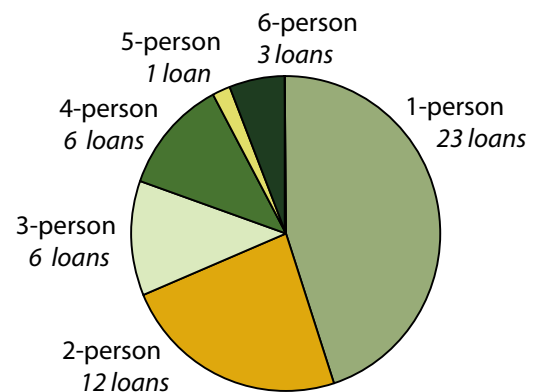
2004 Homebuyer Assistance Homebuyer Incomes

51 Loans



2004 Homebuyer Assistance Household Size

51 Loans



ASSISTANCE FOR LOW-INCOME HOMEOWNERS

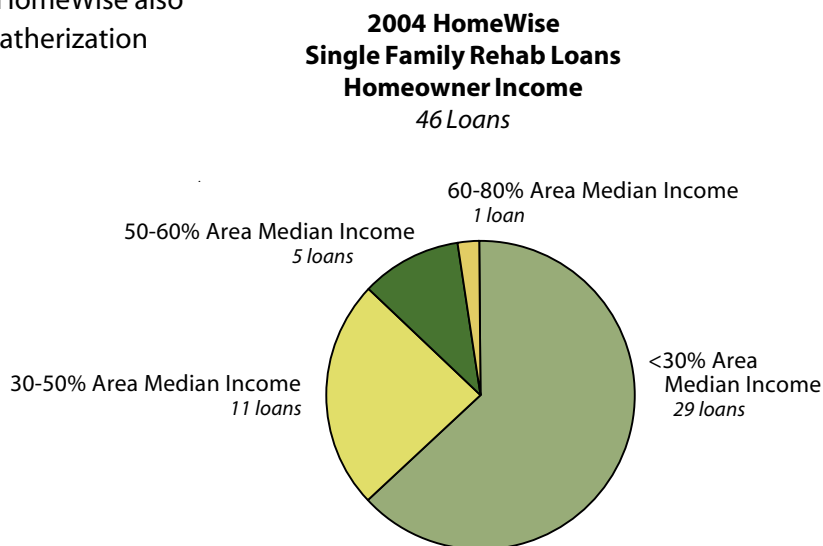
The HomeWise Program provides low-income homeowners with two types of assistance: low interest loans to address health and safety repairs and deferred maintenance; and grants to help homeowners weatherize their homes and reduce energy costs.

Low-income and elderly homeowners often lack sufficient resources to properly maintain their homes. HomeWise “rehab” loans help homeowners improve their homes and remain in their neighborhoods. Typical rehab projects include roof replacements, electrical and plumbing systems upgrades, furnace repair or replacement, sewer repairs, structural improvements, and accessibility modifications.

HomeWise provides more than just financial assistance. Since low-income homeowners may be unfamiliar with the home improvement process and are vulnerable to predatory loans and contractors, HomeWise staff help by inspecting the home, developing a scope of work, helping the homeowner solicit bids from qualified contractors, and inspecting the completed work.

HomeWise weatherization and energy conservation improvements include attic/wall/ceiling insulation, furnace repair or replacement, window repair or replacement, lighting and ventilation upgrades, and refrigerator replacement. HomeWise-funded energy conservation measures reduce a household’s energy consumption by as much as 40%.

In 2004, HomeWise provided rehab loans for 46 low-income homeowners averaging \$13,951 per loan. HomeWise also assisted another 261 homeowners with weatherization and energy conservation grants.



OPPORTUNITIES FOR WOMEN- AND MINORITY-OWNED CONTRACTORS

With annual funding of over \$2 million for construction contracts, the Office of Housing's HomeWise housing repair and weatherization program provides valuable business opportunities for small and medium-sized contractors. Projects range from small roofing or electrical projects to major energy systems upgrades in multifamily buildings, giving contractors a chance to gain experience and grow.

The Office of Housing's outreach to Women- and Minority-owned Business Enterprises (WMBE) contractors has been successful in encouraging these disadvantaged businesses to compete for projects: in 2004, 25% of all housing repair and weatherization funds went to WMBE contractors.

In addition to making health and safety improvements, HomeWise also makes homes more affordable. The energy-saving measures can reduce a household's energy bill by as much as 40%.

HOMEWISE REHAB LOAN RESULTS



HomeWise funds helped the owners of this home install a new roof, repair the front porch and steps, paint the home's exterior, and replace a broken meter-to-house water line to restore water pressure.

Community-Focused Initiatives

USING HOUSING RESOURCES TO BUILD COMMUNITIES

New housing often spurs community revitalization. It is often the spark that leads to new investment, new businesses, and new vitality in neighborhoods around the city. The Office of Housing works with community members to identify goals for neighborhood revitalization and acts as a partner – by providing strategic investments, loan guarantees, development incentives, or financing assistance – to create new, affordable housing that helps the community realize its vision for the neighborhood.

During 2004, the Office of Housing worked with community members in a number of neighborhoods to plan for strategic housing investments:

CHINATOWN-INTERNATIONAL DISTRICT/PIONEER SQUARE

Working with community organizations, the Office of Housing identified affordable workforce housing and reuse of vacant upper-level floors as important strategies to help make Pioneer Square and Chinatown-International District safer, more vibrant downtown neighborhoods. A number of developments anticipated to be catalysts for continued revitalization are already underway or completed, including Office of Housing-funded construction of artist live/work space in the Tashiro and Kaplan buildings and renovation of the Lowman Building, for which the Office of Housing provided credit enhancement to create 89 affordable studio apartments in Pioneer Square. The City has also funded several developments in the Chinatown-International District that include both affordable rental housing and community services: Nihonmachi Terrace and International District Village Square I and II.

Tashiro Kaplan Artist Lofts

*ArtSpace Projects, Inc. &
Pioneer Square Community Association*



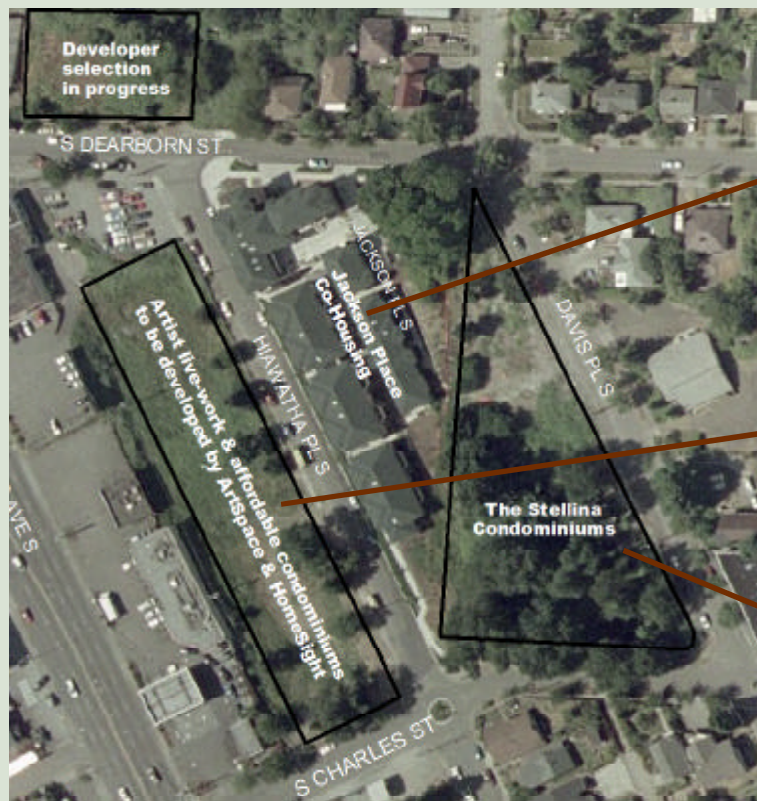
In a creative collaboration between two nonprofit organizations, the Tashiro and Kaplan buildings in Pioneer Square have been renovated into 50 units of artist live/work space and 32,140 square feet of community-related art space. The redevelopment of these buildings will add to Pioneer Square's active cultural scene, while allowing artists to stay in the city and live near the galleries that show their work.

CENTRAL AREA

In recent years, community members helped identify preferred residential uses for three City-owned parcels near Dearborn and Hiawatha Streets. HomeSight completed the Stellina, a condominium development on Jackson Place, in 2004. Central Area residents participated in a developer selection process coordinated by the Office of Housing for two other vacant sites close by. Artspace and HomeSight were selected to develop the Hiawatha site to provide 60 live/work rental units for artists and 91 condominiums for first-time homeowners. Collectively, new housing on these three sites plus Jackson Place Cohousing, which was completed in 2001, will help rebuild community in a blighted area. The partnership established with neighborhood residents has been key to success in this part of the Central Area.

Dearborn-Hiawatha Sites

Development of surplus properties in the Central Area.



JACKSON PLACE CO-HOUSING



ARTSPACE/HOMESIGHT PROJECT



THE STELLINA



SOUTH LAKE UNION

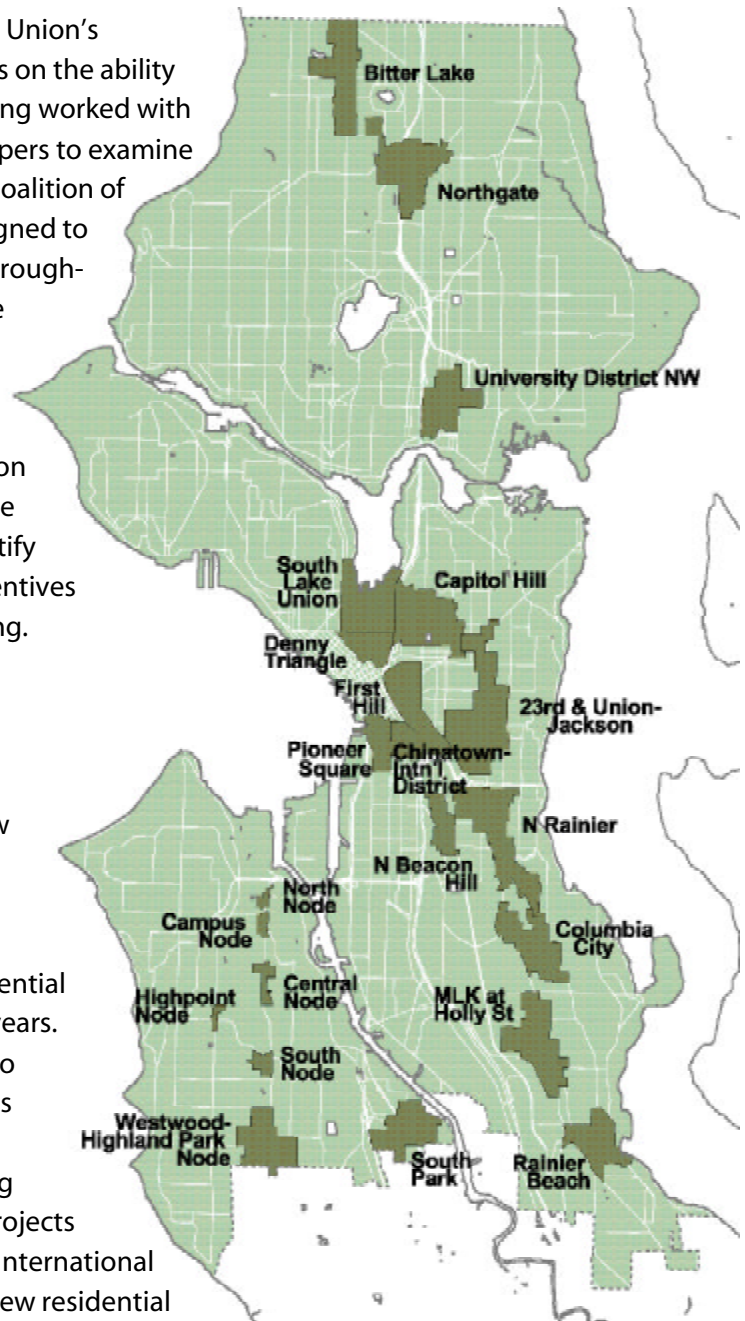
The South Lake Union neighborhood provides a unique opportunity for new housing located close to downtown jobs and shopping. However, jobs growth has outpaced housing growth in the neighborhood in recent years. Because the ultimate success of South Lake Union's transformation to a vibrant, sustainable community rests on the ability of people of all incomes to live there, the Office of Housing worked with community groups and non-profit and for-profit developers to examine how to address this challenge. In June 2004, this broad coalition of stakeholders published principles and action steps designed to stimulate a diverse array of different types of housing throughout the area. These principles and action steps led to the City's recommendation for a new Seattle Mixed zone for much of the neighborhood that will eliminate zoning barriers to housing while still allowing existing commercial and light manufacturing uses to thrive. Action steps also suggest establishing a Growth Fund to provide needed funding for affordable housing, working to identify sites for affordable housing, and creating additional incentives for private developers to contribute to affordable housing.

HOUSING INCENTIVES IN NEIGHBORHOOD CENTERS

Seattle's Multifamily Tax Exemption Program has proven an effective way to encourage private investment in new multifamily housing. The program was reauthorized in March 2004 for new multifamily projects on vacant or underutilized properties in any of the identified target neighborhoods. A property tax exemption on the residential portion of these developments is available for up to 10 years. A portion of units in rental projects must be affordable to people with modest incomes; new homeownership units are eligible for the exemption if they are occupied by families with incomes at or below 80% of median. During 2004, the Office of Housing approved five multifamily projects in the South Lake Union, 23rd & Jackson, the Chinatown/International District, and North Rainier urban villages, securing 506 new residential units.

Multifamily Tax Exemption

Eligible Neighborhood Centers



PROMOTING WORKFORCE HOUSING

Housing for childcare staff, teachers, janitors, retail clerks and other workers is crucial for Seattle's continued economic success. If Seattle's workers cannot find affordable housing, they will be forced to commute in to their jobs from outside the city, adding to traffic congestion. The Office of Housing will continue to focus attention on workforce housing goals in 2005, through financing, incentives, and regulatory changes, to ensure that both neighborhoods and individual families benefit from City investments in affordable workforce housing. A few of the specific initiatives in this area include:

SOUTHEAST SEATTLE ACTION AGENDA

Over the next decade, hundreds of millions of dollars will be invested in Southeast Seattle due to light rail construction and other public and private projects. In 2004, Mayor Nickels convened a group of community leaders to plan for Southeast Seattle's future. The Office of Housing will help implement the Action Agenda the group developed. Working with the Rainier Valley Community Development Fund and other partners, the Office of Housing will encourage commercial and residential development in key locations along light rail and bus transit routes through the Valley. The Office of Housing will also focus on HomeWise funding for weatherization and home improvements, as well as ongoing implementation of the Multifamily Tax Exemption Program.

CENTER CITY STRATEGY

Mayor Nickels' "Center City" strategy focuses on encouraging economic growth, transportation, new housing, and great urban neighborhoods in Seattle's downtown core and the nine centrally located neighborhoods immediately around it. By 2024 it is projected that this area will produce 57,000 new jobs and over 24,000 new housing units. The Office of Housing will develop new incentives to increase affordable housing options in the center city. One of the proposed new tools will be a floor area bonus for high-rise residential developers that contribute to affordable housing needs resulting from downtown growth.

HOMEBUYER ASSISTANCE LENDER PROGRAM

The Office of Housing is expanding its homeownership partnerships in 2005. Mortgage lenders that are exceptionally qualified to serve low-income families and help increase homeownership in Housing Investment Areas have been invited to participate in the City's Homebuyer Assistance Program. Mortgages from these private lenders will be linked with Office of Housing downpayment assistance to provide more options for first-time homebuyers.

ENDING HOMELESSNESS

A Roof Over Every Bed in King County: Our Community's Ten-Year Plan to End Homelessness will be formally released in early 2005. This plan was developed by a broad group of individuals and organizations that are committed to ending, not managing, homelessness. Securing homes and appropriate supportive services for 9,000 homeless individuals and families is a key recommendation of the plan. The Office of Housing's regional funding and strategic planning efforts to create and sustain supportive housing will be important to the success of the Ten-Year Plan. Key initiatives in 2005 will include:

SUPPORTIVE HOUSING FOR CHRONICALLY HOMELESS ADULTS

As the lead agency for the Taking Health Care Home Initiative, the Office of Housing will work with AIDS Housing of Washington and other community partners to create more long-term housing for people with disabilities who have long histories of homelessness. The effort will focus on systems reform: better aligning Medicaid and other public services funds to provide on-site services in supportive housing. In 2005, the Office of Housing will work with the King County Mental Health, Chemical Abuse & Dependency Services Division and the King County Housing Authority to create a demonstration project that expands Medicaid funding into supportive housing in South King County.

SERVICE-ENRICHED HOUSING FOR HOMELESS FAMILIES

In 2005, Sound Families anticipates funding an additional 250 units of supportive housing in the three-county area. In addition to providing capital and services funding for these new units, Sound Families will provide training to service providers and help them share best practices. The University of Washington will also release new data to help evaluate how families' lives have changed six months after leaving a Sound Families program.

The Washington Families Fund, created in 2004 with \$2 million in State funding, leverages private contributions and rental assistance for housing-based services for homeless families. The Office of Housing was instrumental in advancing this new Fund, which will help sustain the supportive housing units created through Sound Families. The Office of Housing will assist the program administrator, AIDS Housing of Washington, to launch the program in 2005.

The High Cost of Homelessness

The Ten Year Plan's emphasis on supportive housing is reinforced by recent studies. A national study of eight cities confirmed that service-enriched housing is a more cost-effective – as well as more humane – way to assist people who have been chronically homeless.

Comparison of one-day costs in Seattle¹

Supportive housing	\$26
Jail	\$88
Care in a mental hospital	\$555
Hospitalization	\$2,184

King County estimated that the 20 highest users of Harborview's emergency services cost, on average, \$55,100 each in 2003, not including police, medic, and legal costs.² Once people are housed, their use of emergency services declines sharply.

¹ Corporation for Supportive Housing, Nov. 2004.

² King County Mental Health Chemical Abuse & Dependency Services Division, unpublished study.

Seattle Housing Levy

2004 Annual Report

City of Seattle

Greg Nickels, Mayor

Seattle Office of Housing

Adrienne Quinn, Director

Seattle Department of Human Services

Patricia McInturff, Director

Housing Levy Oversight Committee

Grace Jeremia, Chair

Bill Block, Vice Chair, Buck & Gordon LLP

Stella Chao, International District Housing Alliance

Jennifer Ernst and Laurie Oettinger, Federal Home Loan Bank

Joann Francis, Attorney at Law, The Francis Law Office

Doris Koo, Enterprise Foundation

Paul Lambros, Plymouth Housing Group

Kenny Pittman, Seattle Office of Policy and Management

Dwight Prevo, Wells Fargo Bank

Traci Ratzliff, Seattle City Council Central Staff

Dianne Wasson, HomeStreet Bank

Heyward Watson, Fannie Mae

About the 2002 Seattle Housing Levy

In September of 2002, Seattle voters passed a 7-year, \$86 million property tax levy to provide affordable housing opportunities for low-income Seattle residents. The Housing Levy funds five housing programs that create and preserve affordable housing. The total and two-year funding amounts for each program are shown below. In addition to this initial funding, the interest income on Levy funds is committed to the Operating and Maintenance Program.

Seattle Housing Levy Summary
Funding and Unit Production, Estimated and Actual
2003-2004 Program Years

Levy Program	Funding			Units		
	Total Funding	2003-04 Funding	2003-04 Funding Committed	Total Units	2003-04 Estimated Production	2003-04 Production to Date
Rental Preservation & Production¹	\$56.1m (65.2%)	\$16m	\$16m	1,522 rental units	435	578
Neighborhood Housing Opportunity Program¹	\$7.2m (8.4%)	\$2m	\$2m	196 rental units	56	85
Homebuyer Assistance²	\$7.8m (9.1%)	\$2.2m	\$1.2m	326 home-buyers	93	37
Rental Assistance	\$2.8m (3.3%)	\$8.12m	\$7.734m	500 house-holds each year	1,000	1,339
Operating & Maintenance³	\$7.8m (9.1%)	\$2.2m	\$2.2m⁴	154 rental units	44	36
Administration	\$4.3m (5%)					

¹ One 49-unit project received both Rental Production and NHOP funds; units are counted in the NHOP program only.

² Homebuyer Assistance program began operation in Fall 2003.

³ Project-based Section 8 vouchers through the Seattle Housing Authority are awarded in lieu of O&M funds where feasible, under SHA's commitment of 500 vouchers to the Seattle Housing Levy and its support for the Sound Families Initiative and other SHA programs.

⁴ The \$2.2 million in O&M funds committed to 36 units is a conservative estimate. Once contracting is completed, funds are expected to be available for additional units.

Housing Levy programs are guided by policies in the Administrative and Financial (A&F) Plan adopted by the City Council every two years. The plan is prepared by the Seattle Office of Housing, with the participation of the Seattle Department of Human Services and extensive involvement of stakeholders for each of the five Levy program areas.

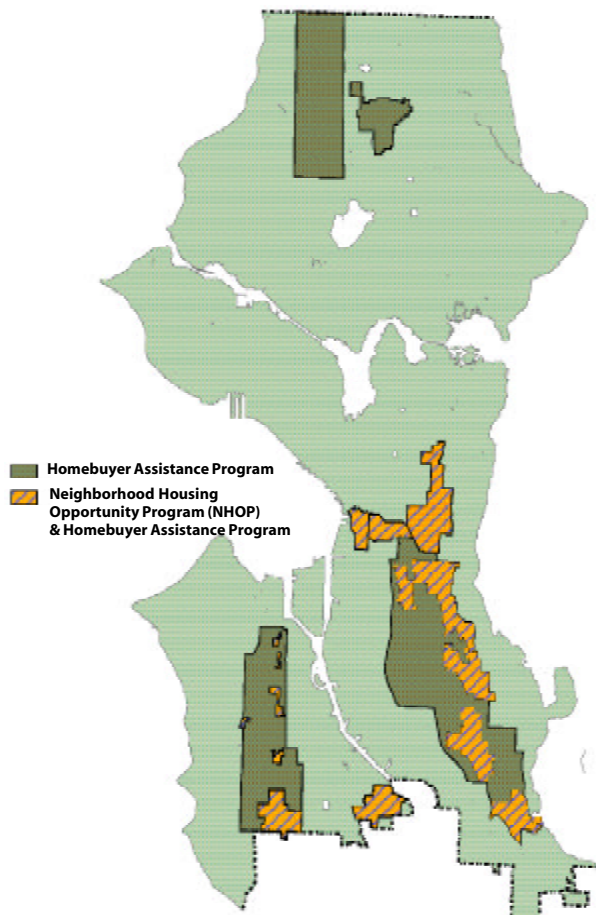
Levy funds are awarded through a competitive application process. The Rental Preservation and Production funds, Neighborhood Housing Opportunity Program (NHOP), and Operating and Maintenance Funds are combined in a single funding round each Spring and Fall, along with federal housing funds administered by the Office of Housing. Applicants are typically non-profit housing developers, often in partnership with agencies that provide supportive services. Organizations that receive City funds commit to provide below-market-rate housing to low-income households for a minimum of 50 years.

The Levy Homebuyer Assistance funds are also combined with federal funds administered by the Office of Housing and awarded through a competitive process. First-time homebuyers apply for downpayment assistance loans through the selected lenders and non-profit partners.

The Levy's Rental Assistance funds are administered by the City's Human Services Department, which competitively selects non-profit service providers for fund distribution.

A Housing Levy Oversight Committee is appointed by the Mayor and City Council to monitor the progress of Levy programs. The Oversight Committee reports to the Mayor and Council on program accomplishments and makes recommendations for policy changes in the Administrative and Financial Plan.

Housing Investment Areas Housing Levy Homebuyer & NHOP Programs



HOUSING INVESTMENT AREAS

Each of the Levy programs has specific guidelines that direct funds to serve households of certain income levels. In addition, two Levy programs – Homebuyer Assistance and NHOP – require the funds to be primarily used in economically distressed areas. Priority areas for this funding, known as Housing Investment Areas, were adopted by the City Council in September 2003. Both the Homebuyer Assistance program and NHOP must allocate at least 75% of program funding to housing in the Housing Investment Areas.

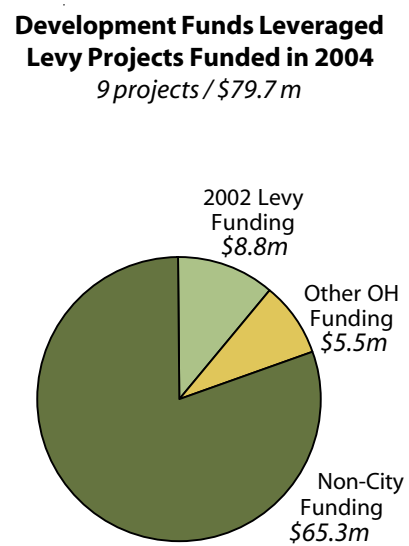
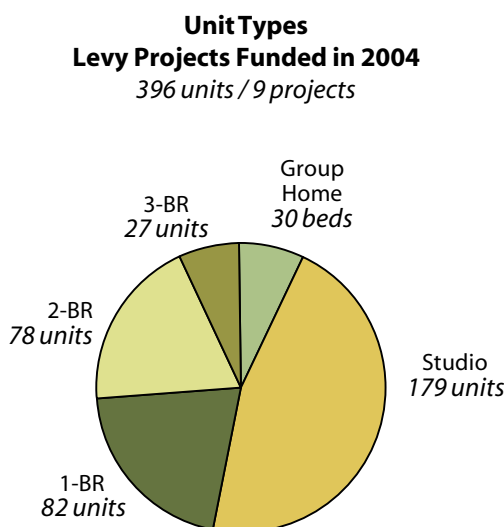
Rental Preservation & Production

The largest Levy program provides capital funds to support development of affordable rental housing.

- The program provides affordable housing for families with children, people with disabilities, the elderly, and homeless families and individuals.
- The program funds rehabilitation, new construction and redevelopment of all types of rental housing. The Levy will fund up to 40% of total development cost. Housing is dispersed city wide.
- At least 59% of program funding must support housing that serves people with incomes at or below 30% of area median income (\$16,350 for a 1-person household). Up to 10% of funding can serve households up to 60% of median income. The remaining funds can serve households up to 50% of median income.
- Housing serves eligible residents for a minimum of 50 years.
- \$8 million is available annually.

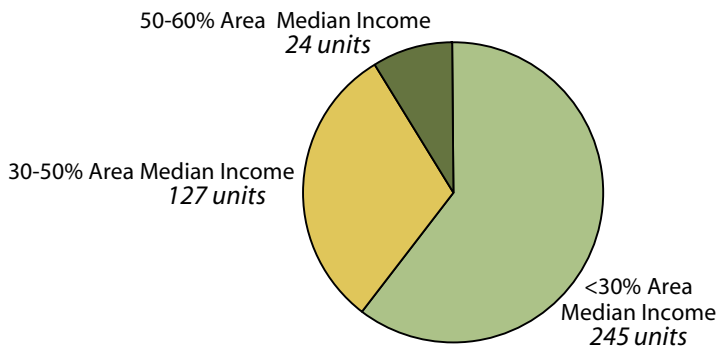
In 2004, the Office of Housing awarded \$8.8 million in Levy funds and \$5.5 million in other City-administered funds to nine housing projects. These projects will provide 396 affordable rental units. When combined with the 182 units in seven projects that were funded through the Housing Levy in 2003,¹ the Office of Housing has funded a total of 578 units over the last two years, significantly above its 435 unit goal.¹

¹ One additional 2003 project, Main Street Family Housing, received both Rental Production and NHOP funds. These 49 units are counted in the NHOP program only.

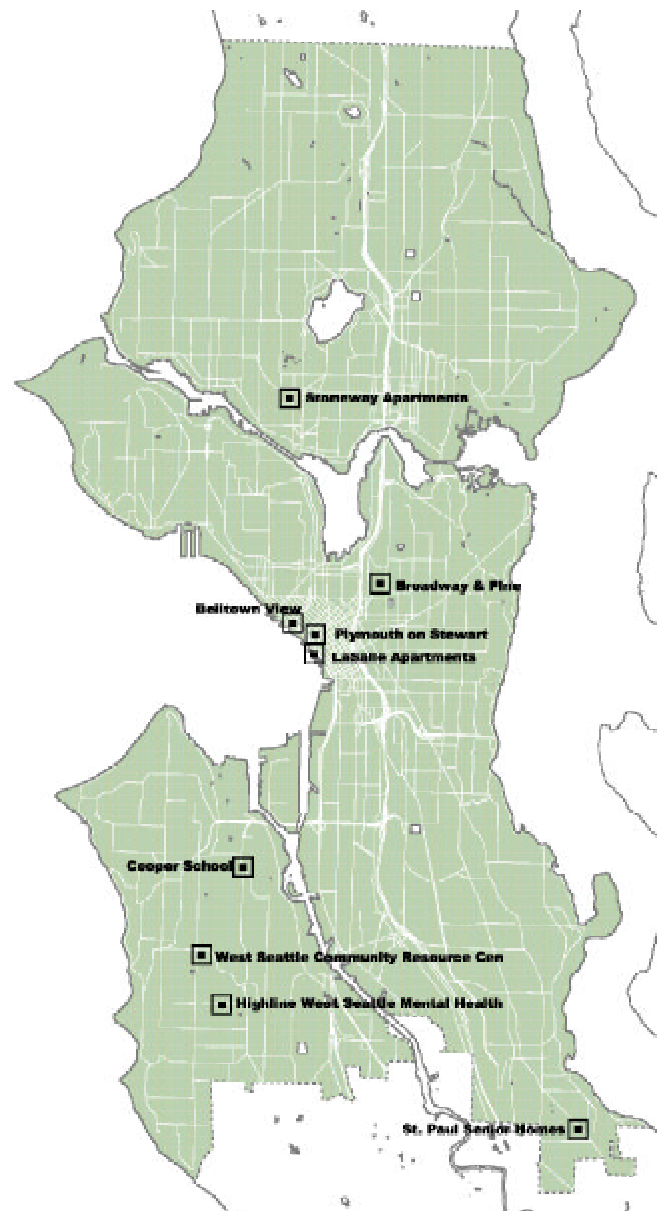


The units that were funded vary in size, providing opportunities for single adults and small and large families. Over sixty percent of the units funded will serve households earning 30% of median income or less. An additional 32% of the units will serve households earning between 31 and 50% of median income. During 2004, projects funded with Housing Levy dollars leveraged over \$4.50 for every dollar of City funds.

Unit Affordability
Levy Projects Funded in 2004
396 units / 9 projects



Project Locations
Levy Projects Funded in 2004



With the Levy funding awards made in 2004, the Rental Preservation and Production Program is on track to meet affordability requirements. For the purposes of determining the proportion of funds serving each income category, this calculation includes the new projects funded with Levy funds during 2003 and 2004, plus projects funded in prior years that received Levy funding amendments and the Rental Production funds awarded to an NHOP project.

Rental Preservation & Production Affordability Requirements

\$17.8 million awarded to 21 new and amended projects

Affordability Level	Affordability Policy % of Funds	Funds Awarded in 2003-2004	Percent of 2003-2004 Funds
30% AMI	At least 59%	\$9,901,481	63%
50% AMI	Up to 31%	\$4,279,034	27%
60% AMI	Up to 10%	\$1,602,004	10%

AMI: Area median income for Seattle, indexed by household size, established annually by the US Department of Housing and Urban Development (HUD)

BRIDGE LENDING

The Office of Housing can provide bridge financing using Levy funds that are committed to housing projects but are not yet needed. Up to \$5 million is available each year for short-term loans (two years or less) that enable a project sponsor to develop a housing project in advance of the availability of permanent funding. In 2004, one bridge loan of \$2,065,000 was made to the Capitol Hill Housing Improvement Program (CHHIP) to support the development of the Broadway & Pine project, a joint venture with a national chain store. All prior Levy-funded bridge loans have been repaid.

Neighborhood Housing Opportunity Program (NHOP)

NHOP is a new program created in the 2002 Housing Levy. Targeted to economically distressed areas, the funding is intended to promote housing development and improvements in communities where private housing investment is lagging or to mitigate gentrification.

- The program promotes projects with a mix of income levels and affordability, and with mixed housing and commercial uses. Funding is prioritized for projects that are key to achieving community development objectives.
- Geographic goals: At least 75% of program funding must occur in Housing Investment Areas.
- Income goals: At least 25% of program funding must support housing that serves people with income at or below 30% of area median income. The remaining funding can support housing for households up to 80% of median income.
- \$1 million is available each year.

In 2004, the Office of Housing awarded \$1.03 million in NHOP funds to Cooper School, a historic school building in the Delridge neighborhood that is being redeveloped by the Delridge Neighborhoods Development Association. The Cooper School project will include 36 units of artist live/work space, as well as a performing arts theatre, community space, a visual arts gallery, and offices for Seattle Kids Theatre, the Nature Consortium, a Seattle Public Schools alternative school, and the Polynesian Cultural Center. Of the project's units, one-third will be reserved for artists earning 30% of the median income or less. The remaining two-thirds will be reserved for artists earning between 31 and 50% of median.

The NHOP production goal for 2003-2004 was 56 units. This goal has been exceeded with 49 units funded in 2003 at the Main Street Family Housing project, and 36 units funded at Cooper School in 2004.

NHOP Affordability Requirements

\$2.06 million awarded to two projects

Affordability Level	Affordability Policy % of Funds	Funds Awarded in 2003-2004	Percent of 2003-2004 Funds
30% AMI	At least 25%	\$ 825,509	40%
80% AMI	Up to 75%	\$ 1,235,634	60%

AMI: Area median income for Seattle, indexed by household size, established annually by the US Department of Housing and Urban Development (HUD)

Operations & Maintenance Program

The 2002 Housing Levy continues the City's funding support for operating and maintenance (O&M) costs for housing that serves extremely low-income residents. These residents – who are transitioning out of homelessness or have special supportive service needs – pay very low rents, which are insufficient to support building operations.

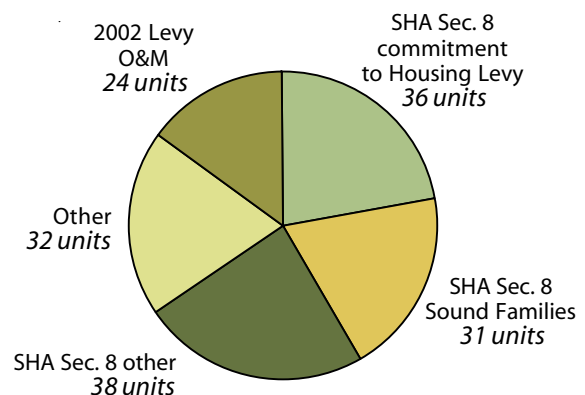
- All funding supports housing serving people with incomes below 30% of median.
- Funds are awarded in conjunction with Levy capital funds, making Levy-funded projects available to extremely low-income families and people with disabilities. Levy funds provide supplemental operating income to ensure that the City-assisted housing is well maintained and financially viable.
- Projects receive a 20-year operating support commitment. Funds are allocated each year based on actual operating deficits, up to a maximum amount adjusted for inflation.
- \$1.1 million is available each year.

In addition to Levy O&M funds, project-based Section 8 vouchers are available to provide operating income for housing that receives capital funding through the Levy. The Seattle Housing Authority has committed 500 Section 8 vouchers over the seven-year term of the Housing Levy, or 70 vouchers per year, depending on availability of federal funds. As with the Levy O&M funding, housing units receiving Section 8 vouchers must serve households that have incomes below 30% of median income and need supportive services to live independently. The Section 8 vouchers are awarded through the Office of Housing's project selection process, with the approval of the Seattle Housing Authority Director.

In 2004, 161 Levy-funded housing units serving households below 30% of median income received a funding commitment to cover operating costs. Twenty-four of these units received Levy O&M fund commitments.

The program goal for the Operations & Maintenance Program during 2003-2004 was 44 units funded. Thirty-six units received O&M commitments in these two years, and it is anticipated that this housing will not require all of the available funds. After contracting is completed, the remaining O&M fund balance will carry forward.

Housing Units Receiving Operating Support in 2004
Levy O&M or Section 8 vouchers
161 supported units



Homebuyer Assistance Program

The Homebuyer Assistance Program provides low-interest deferred loans to first-time homebuyers purchasing a home in Seattle. Homebuyers apply for loans through nonprofit housing providers, participating lenders, and housing developers that have received an allocation of City funds.

- At least 50% of Levy funding must assist first-time buyers with incomes at or below 60% of area median income. The remaining funding can assist home buyers up to 80% of median income.
- At least 75% of Levy funding must assist purchasers in Housing Investment Areas.
- The program will provide deferred payment downpayment loans up to \$45,000, depending on each borrower's need. Borrowers may receive larger loans, up to \$70,000, if City funds are pooled with other subsidy sources and the average City subsidy is no greater than \$45,000 per loan.
- \$1.1 million is available annually.

During 2004, \$400,000 was allocated to the House Key Plus Seattle program, in partnership with the Washington State Housing Finance Commission and a group of local lenders; this program also received City-administered federal funding. In addition, \$675,000 was allocated to Habitat for Humanity for construction of new homes at NewHolly. Funding allocated in 2004 will assist at least 24 homebuyers. During 2004, eighteen first-time buyers purchased homes using Levy-funded downpayment assistance.

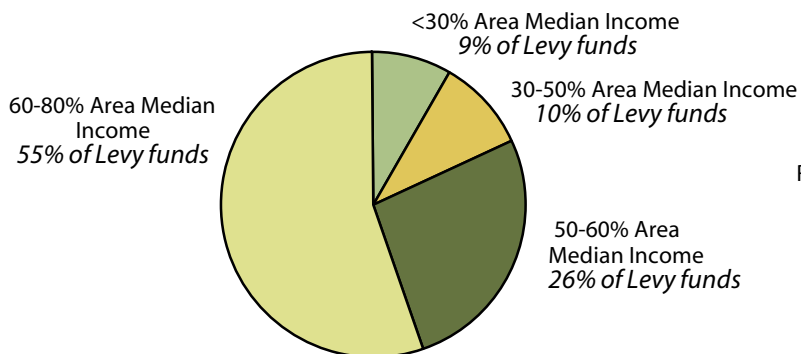
Homebuyer Income and Geographic Targeting Policies

Income Level	Percent of 2003-2004 Funds	Income Policy % of Funds	Geographic Areas	Percent of 2003-2004 Funds	Geographic Policy % of Funds
60% AMI	45%	At least 50%	Housing Investment Areas(HIAs)	100%	75%
80% AMI	55%	Up to 50%	Other	0%	25%

AMI: Area median income for Seattle, indexed by household size, established annually by the US Department of Housing and Urban Development (HUD)

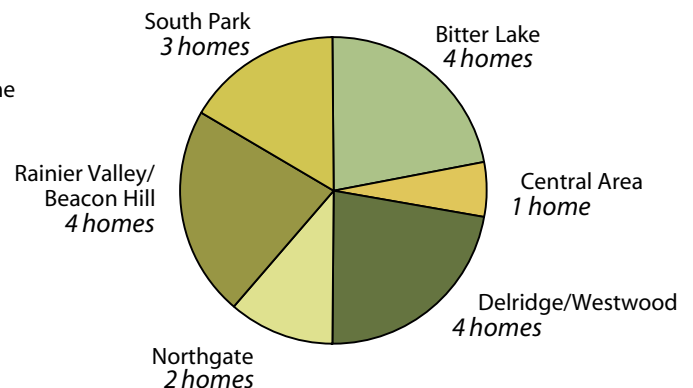
Homebuyer Program Participant Income, 2004 Percent of Levy Dollars by Income Level

18 homebuyers



Homebuyer Program Location of Purchased Homes

18 homebuyers



Rental Assistance

Levy Rental Assistance funding supports two homeless prevention programs, which began operating in October 2003 following adoption of policy guidelines in the Levy A&F Plan. The information in this section covers the 15 month period from the beginning of the program through 2004.

Emergency Rent Assistance Program

- The program provides short-term, one-time financial help of up to \$750 to renter households with incomes up to 50% of median who are facing temporary economic hardship.
- Administration is through a unique collaboration with United Way of Seattle-King County and ten community-based non-profit organizations.
- Organizations conduct follow-up assessments of households after six months to determine their success in meeting the goal of long-term housing stability.
- \$300,000 is available annually. The program's goal for 2003-2004 is to serve 800 households.

During 2003-2004, the Emergency Rent Assistance Program served 1,212 households (2,772 individuals) with financial assistance averaging approximately \$500 per household. Of all households, 655 included a total of 1,242 children under 17 years old. These households were helped to:

- Remain in their current home — 62%
- Move from high rent to more affordable housing — 8%
- Move into permanent housing following housing loss (causes such as eviction, unsafe/unsanitary conditions) — 12%
- Move from homelessness into permanent housing — 18%

Of the 652 households who received rent assistance before June 2004, 87% (568 households) are known to have maintained housing stability six months later. This compares to a program goal of 70% housing stability six months after assistance.

Rental Stabilization Program

- The program provides rent subsidies over 6 to 18 months, combined with case management services, for families and individuals with incomes up to 50% of median who are transitioning from homelessness, or are in immediate danger of eviction.
- The program also provides a follow-up assessment of each household six months after rent subsidies are terminated.
- \$100,000 is available annually (combined with \$450,000 in City-administered federal funds). The program's goal for 2003-2004 is to serve 125 households.

The Human Services Department contracts with the Salvation Army to administer the program. During 2003-2004, the program assisted 91 homeless families, providing move-in assistance and on-going rent subsidies. In addition, 36 families received rental assistance which enabled them to maintain their housing and avoid eviction. All of these families also received case management services. Of the 56 households who exited the program before June 2004, 87.5% (48 households) had maintained housing stability at the six-month evaluation threshold.

Table 1: Housing Levy Funding Awards for Rental Housing -- 2004

2004 Funding Awards for New Projects						Funding		Units Receiving Operating Support			
Project Sponsor <i>Project Name Location</i>	Project Description	Levy Funded Units	Levy Capital Funding	Other OH Funding	Total Residential Cost	Levy O&M	SHA Levy Sec. 8	Sound Families Sec. 8	Other SHA Sec. 8	HUD Sec. 8	
Plymouth Housing Group¹ <i>Plymouth on Stewart 116 Stewart St.</i>	Permanent supportive housing for homeless individuals.	84	\$ 1,736,664	\$ 676,018	\$ 16,403,452		31				
Housing Resources Group <i>Stoneway Apts. 1205 N. 45th St.</i>	New construction of housing above retail. Includes 14 transitional units for homeless families and 5 units for adults with developmental disabilities.	70	\$ 885,000	\$1,500,000	\$ 14,385,329			14	21		
Elder Health Northwest <i>St. Paul Senior Homes 5600 S. Ryan St.</i>	Community-based housing for seniors with Alzheimer's or dementia. Six subsidized units and six at market rate.	6	\$ 200,000		\$ 1,431,700						
Delridge Neighborhoods Development Association² <i>Cooper School 4408 Delridge Wy SW</i>	Rehab and reuse of surplus school with 36 live/work spaces above an arts/cultural center and public alternative school.	36	\$ 1,030,571	\$ 919,428	\$ 7,111,963						
Capitol Hill Housing Improvement Program <i>Broadway & Pine Apts. 1431 Broadway</i>	New construction of housing, including 8 transitional units for homeless families, above a Walgreens Drug Store and Seattle Central Community College space.	44	\$ 1,718,436	\$1,081,564	\$ 9,308,723			8	10		

¹ Plymouth on Stewart received 53 Section 8 vouchers in 2003 and 31 in 2004, for a total of 84 vouchers. The project also received a Levy-funded bridge loan and a small amount (\$46,187) of permanent Levy funding in 2003; the units were not counted as 2003 Levy production.

² Cooper School received Levy NHOP and HOME funds in 2004. A prior award of \$499,214 in 1995 Levy funds is not shown in this table.

Table 1 continued

2004 Funding Awards for New Projects			Funding		Units Receiving Operating Support					
Project Sponsor <i>Project Name Location</i>	Project Description	Levy Funded Units	Levy Capital Funding	Other OH Funding	Total Residential Cost	Levy O&M	SHA Levy Sec. 8	Sound Families Sec. 8	Other SHA Sec. 8	HUD Sec. 8
Highline West Seattle Mental Health Center <i>Highline Supported Living 2600 SW Holden St.</i>	Permanent supportive housing for individuals with chronic mental illness who have been discharged from Western State Hospital or referred by King County Mental Health.	24	\$ 904,799	\$ 329,625	\$ 2,632,193	24				
Pike Place Market Public Development Authority <i>LaSalle Apts. 1426-1444 Western</i>	Senior housing, including 13 units for people with physical disabilities, above a new senior center and commercial space. Preserves 32 units of Section 8 housing.	63	\$ 839,212		\$ 11,224,829					32
Low Income Housing Institute ³ <i>Beltown View Apts. 2407 1st Av</i>	New construction mixed income housing, including 9 transitional units for homeless families, a Neighborhood Center, Housing Resource Center, LIHI offices and retail space.	35	\$1,231,156	\$ 1,048,844	\$ 9,673,057			9		
Delridge Neighbor- hoods Development Association ⁴ <i>W Seattle Community Resource Center 6500 35th Ave. SW</i>	New construction mixed income housing, including 7 permanent units for homeless families, a multi-service social service facility including the West Seattle Food Bank.	34	\$ 274,740		\$ 7,540,171			5		7
TOTAL		396	\$ 8,820,579	\$5,555,479	\$ 79,711,417	24	36	31	38	32

³ Beltown View Apts. will total 46 units. Partial funding for 35 units was awarded in 2004.⁴ W Seattle Community Resource Center also received \$1.8m from Seattle's setaside of King County Document Recording Fee funding.

**Table 2: Seattle Housing Levy Capital Funding
1986 & 1995 Housing Levy Summaries**

Source of Funding ¹	Funds Allocated	Housing Units ²
1995 Housing Levy		
• Rental Preservation & Production	\$ 46,531,678	2301
• Homebuyer Assistance ³	\$ 2,447,305	90
• Homeownership - Housing Repair ⁴	\$ 4,072,492	241
TOTAL	\$ 53,051,475	2632
1986 Housing Levy		
• Small Family Housing Program ⁵	\$ 10,804,000	446
• Large Family Housing Program ⁶	\$ 10,996,000	178
• Special Needs Housing Program	\$ 14,575,000	689
• Downtown Housing Preservation Program	\$ 6,100,000	505
TOTAL	\$ 42,475,000	1818

¹ Rental housing projects receive residual receipts loans and make long-term commitments to provide below-market-rent housing. Homebuyer and housing repair programs provide loans to low-income households. The 1986 and 1995 Levy capital funds are fully committed.

² Housing units include a range of housing types depending on population served and household size, including group home beds, single room occupancy units, studios, apartments and single family homes.

³ A total of 90 downpayment loans is estimated; 53 loans have closed as of 2004.

⁴ Includes all 1995 Levy funds expended for housing repair through 2004, both original Levy allocations and program income (loan payments and payoffs). Additional rehab loans will be made as loans are paid.

⁵ Does not include \$592,000 in funding allocated to the Seattle Housing Authority for Holly Park replacement housing, which is not administered by the Office of Housing.

⁶ This housing was developed and is administered by the Seattle Housing Authority.

**Table 3: Seattle Housing Levy Operating & Maintenance Funding
1986 & 1995 Housing Levy Summaries**

Source of Funding	Housing Units Receiving Annual O&M Support ⁷	Buildings Containing O&M Supported Units ⁸
1995 Housing Levy	271	16
Operating & Maintenance Program		
1986 Housing Levy	242	24
Operating & Maintenance Program		
Total⁹	513	40

⁷ Housing units include a range of housing types depending on population served and household size. All units serve households below 30% of median income.

⁸ Projects receive a 20-year commitment and annual allocation of Levy O&M funds. Unit/building totals reflect accomplishments at the time 1986 & 1995 O&M Levy funds were fully allocated; the programs are fully subscribed. The first O&M award was made in December 1990, and expires in 2010.

⁹ Includes all projects with O&M contracts except eight group homes, containing 23 units, for which funding has been suspended. These homes currently receive project-based Section 8 rental subsidies, which adequately covers operating costs and makes them ineligible for O&M subsidy. They would be eligible for Levy O&M funding if Section 8 was no longer available.

City of Seattle
Office of Housing

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